

ACC Minutes
Loma Linda Subdivision
September 8, 2022
Virtual Zoom and In person Special ACC Meeting

The meeting was called to order by Chairperson Jo Myatt at 5:02 pm. Those who joined the meeting were ACC Members, Jo Myatt, Bill Milligan, Steve Hendrix and Nancy Dorenkott. We were also joined by guests: Al Myatt, Ric Sautel, Brad Meyer, Pat Amstein, Maggie Fisher, Alison & Bruce Peeler and Robert Farris. Jo read the names of those attending and noted that we had a quorum.

Steve made a motion to accept the agenda and Nancy seconded. All members present approved the agenda.

Old Business: Request by Andrew and Lorena Linhardt, (Eight Mile Loop, with a possible address of 732 Eight Mile Loop,) Lot 73, Construction of new home and temporary shed. Steve made a motion to approve and Bill seconded. Jo advised that the address on the ACC Form needed to be modified to show the owners new PO Box. Additionally, the completion date on the form needed to show one year from approval, not tbd. An extension is possible at the end of the one year. Jo indicated that the house plans were for approximately 3800 square foot house plus a request for a temporary storage shed of 12'x32'. It was suggested that in the ACC comments on the form it be stated that this shed is temporary. Jo advised that the PILC did not stipulate the correct setback of 50' as required by Loma Linda. However the owner had emailed that it was understood that 50' was the correct setback and as shown on the prints, the home would be at least 50' from property lines. Nancy asked if it was necessary that the 50' setback is indicated to other parties that would be involved in the building process. It was suggested that this be noted in the ACC comments as well. Jo noted that the PILC indicated there were not any encroachments on neighbors' properties.

Maggie asked if a trailer is allowed to be right on a property line. Jo indicated that it could as could a fence; however, it would be advisable to allow for some room between the fence or trailer so as to allow to maintain the one side of it without trespassing on a neighbor's property.

Jo indicated that the application did not address tree removal. It was agreed that this issue needed to be addressed under the ACC comments as well. Maggie confirmed that any tree greater than 3" requires the approval of the ACC according to the CCR's.

Bruce Peeler advised that he had had their property surveyed. The Linhardt's trailer was very close to, if not on the property line and the water cistern for the trailer was partially on his property. The surveyor also noted that there is an open hole apparently being used for sewage very close to the property line. The Peelers were advised that they needed to contact San Juan Health if they were concerned about a potential sewage issue. Allison Peeler asked if it could be noted that the trailer and the cistern are to be temporary, only.

With discussion completed, Nancy made a revised motion that this request be approved subject to : 1. Owner's Agreement to 50' setback is to be shared with all subcontractors. 2. the correct address is shown on the ACC form 3. The completion date on the form is changed to show one year from approval. 4. The trailer, accompanying equipment and shed are temporary and to be removed on completion of house or within one year, which ever is earlier. 5. Trees greater than 3" to be removed require approval. A form must be submitted to ACC for approval of removal of trees as required in Loma Linda CCR's Article IX, Section 24. Steve seconded the revised motion. Unanimous approval by all ACC members present.

The meeting was adjourned at 5:32 pm.

Nancy Dorenkott
ACC Secretary

Approved _____ 2022